Design, Access & Planning Statement

PROPOSED TWO-BEDROOM DETACHED BUNGALOW

Site	Land at Walton Cross Farm, Windy Bank Lane, Hightown, Liversedge, Kirklees
Proposal	Construction of one detached bungalow with associated access, parking and landscaping, following removal of an existing building
Applicant	Mr C. Booth (as identified on the supplied drawing)
Drawing reference	Proposed drawing 26/108, dated October 2026; location plan 1:1250
Planning authority	Kirklees Council

Prepared from the supplied drawing and site photographs, with reference to national and local planning policy current in October 2026.

1. Introduction

This statement accompanies a proposal for a modest, single-storey, two-bedroom dwelling within an existing, established farmyard at Walton Cross Farm. The site lies within the designated Green Belt. The application seeks to make effective use of a visibly managed and substantially hard-surfaced area, rather than extend development into adjoining open agricultural fields. An existing building is shown to be removed as part of the proposals.

The statement addresses design and access, the principle of development in the Green Belt, the potential application of the national grey-belt provisions, the relationship with the nearby Walton Cross historic monument and other matters relevant to the planning balance.

2. Site and surroundings

The application site forms part of the existing Walton Cross farm complex on the north/west side of Windy Bank Lane. The supplied aerial views show extensive hardcore/gravel surfacing, existing farm buildings, storage and vehicular activity in a clearly established yard. Buildings and boundary features already create a defined developed setting. Open agricultural land lies beyond the existing farm complex, while residential development is present in the wider Windy Bank Lane locality.

The proposed bungalow is shown close to the road frontage within the existing yard setting, accessed from the established access arrangement. The submitted street views indicate that existing stone boundary walling and vegetation filter views into parts of the site. Walton Cross, identified on the proposed site drawing, stands close to the site and requires specific heritage consideration.

The site is not put forward as an agricultural worker's dwelling and the application does not rely upon there being an essential functional need to live on the farm, however it is the clients intention to move into the proposed dwelling and further family members take his existing property on site. The case is instead based on the characteristics of the site, the limited scale and siting of the dwelling, and the applicable Green Belt policy tests.

3. Description of the proposal and design rationale

Use, amount and accommodation

The proposal is for one detached bungalow in residential use. The submitted floor plan depicts a lounge, kitchen/dining accommodation, two bedrooms, bathroom and ancillary storage. The building is intended to remain domestic and modest in character.

Layout, form and appearance

The bungalow is located within a defined roadside portion of the wider farmyard, with its principal mass kept to a single storey and a traditional pitched-roof form. This arrangement limits perceived height and is intended to relate to the scale of the existing farmstead and nearby dwellings. The position should be maintained substantially within the existing disturbed/hard-surfaced area and should not extend into the adjoining open fields.

The elevations propose natural stone walling and blue slate roofing, both characteristic materials in the local area. The restrained arrangement of windows and doors and traditional roof geometry are intended to sit comfortably alongside the older stone farm buildings, without imposing an overtly suburban architectural treatment.

Landscaping and boundary treatment

The landscape strategy is to replace a portion of functional yard surfacing with managed domestic landscape, including lawn and planting as indicated on the proposed site plan. Retention of existing boundary vegetation and stone walling, where practicable, will help soften the building's appearance from Windy Bank Lane. Any new enclosure should be low-key and rural in character; close-boarded fencing, conspicuous lighting and extensive urban-style paving should be avoided, particularly near Walton Cross.

Access, parking and inclusive design

Access is proposed through the established farmyard access from Windy Bank Lane, avoiding the creation of an unnecessary additional opening onto the highway. On-site parking, turning, refuse collection and the relationship between residential and operational farm traffic will be maintained. Traffic will enter and egress from the site in forward gears.

4. Planning policy context

The statutory development plan includes the Kirklees Local Plan (adopted February 2019). Policies of particular relevance include LP1 and LP2 (sustainable development/place shaping), LP3 (location), LP20–LP22 (travel, access and parking), LP24 (design), LP28 (drainage), LP30 (biodiversity), LP35 (historic environment) and, if the definition of previously developed land is met, LP59 (brownfield sites in the Green Belt).

The August 2026 National Planning Policy Framework is a significant material consideration, particularly policies GB2, GB6 and GB7 in Chapter 13, the grey-belt definition in Annex B, and the assessment criteria in Annex E. National design, transport and historic environment policies also apply.

5. Green Belt and grey-belt assessment

5.1 Previously developed land

The yard is visually developed and contains substantial hardcore/gravel areas. It has been worked as an existing farmyard for many years including the recent approval of dog walking facilitates.

5.2 Assessment against grey-belt purposes

The site should be assessed at the appropriate site-specific scale under NPPF Annex E. On the information available, the following represents an initial planning judgement, rather than a definitive Green Belt assessment:

Purpose assessed	Site-specific factors	Provisional judgement
A: Check unrestricted sprawl of large built-up areas	The site is contained by an existing farmstead and hard-surfaced yard and would not create a new finger of development into open fields.	limited
B: Prevent neighbouring towns merging	One dwelling within the established yard is unlikely, by itself, to close a meaningful gap or remove visual separation between towns.	limited
D: Preserve the setting and special character of historic towns	The farmyard does not appear to form a significant part of the setting of a historic town, but proximity to Walton Cross is a separate and important heritage matter.	Likely limited for purpose D; heritage impact must be assessed separately.

In addition, the scale and confinement of the scheme indicate that it would be unlikely to fundamentally undermine the five purposes of the remaining Green Belt when considered across the Kirklees plan area.

6. Openness, visual impact and the planning balance

The site presently has a developed and operational character rather than the appearance of an untouched field. Restricting the bungalow to a single-storey form and to an already managed parcel helps contain the extent of built development. Removal of the existing building provides a potential opportunity to reduce visual clutter and rationalise the frontage, while planting can soften the domestic use.

7. Historic environment: Walton Cross

Walton Cross is a nationally significant Anglian high-cross fragment, designated both as Scheduled Monument 1012873 and Grade II* listed structure 1313305. Its historic and archaeological significance and the contribution of its surrounding setting attract considerable weight under NPPF policies HE4–HE6 and Kirklees policy LP35. The proposed site layout identifies the cross close to the application area.

8. Other material considerations

Residential amenity and working farm relationship

Given the existing farm use, the relationship of domestic windows and private amenity areas to nearby farm movements needs consideration however as discussed earlier it is the client/owners intention to move into the property. Boundary planting and sensible positioning of habitable rooms avoid conflicts with ongoing operations. Privacy and daylight to neighbouring dwellings are maintained.

Highways

Sufficient parking is indicated on site served from the existing access onto windy bank lane, ev charging is shown for the new build and bin collection is shown adjacent the existing entrance.

9. Conclusion

The proposed bungalow represents a small-scale opportunity to introduce one dwelling into an existing hard-surfaced farmyard without extending the developed area into surrounding agricultural fields. Its modest scale, traditional natural stone and blue slate materials, use of an established access and proposed removal of an existing building are positive design features.

There is a credible case to examine the land as grey belt under the August 2026 NPPF. Kirklees' published housing supply position also provides relevant support for the unmet-housing-need limb of GB7.